

**FARMERS  
BRANCH**

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ORDINANCE NO. 1311

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CHURCH AT THE NORTHWEST CORNER OF WEBB CHAPEL ROAD AND VALLEY VIEW LANE IN AN R-4 ZONING DISTRICT; PROVIDING FOR CONDITIONS OF DEVELOPMENT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (200.00) DOLLARS FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to the granting of changes of zoning under the Zoning Ordinance regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the Governing Body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be and the same is hereby amended by

amending the Zoning Map of the City of Farmers Branch, so as to grant a specific use permit for a church on the property located at the Northwest corner of Webb Chapel Road and Valley View Lane in an R-4 zoning district.

SECTION 2. That the property shall be developed as provided for in the Comprehensive Zoning Ordinance and as shown on "exhibit A"; and that Cinco shall not be extended and shall stop at the north property line of the church property.

SECTION 3. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (200.00) for each offense.

SECTION 4. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 5. In the addition to and cumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

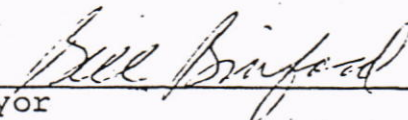
SECTION 6. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency for the preservation of the public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and publica-



tion of the caption of said ordinance, as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 21 day of July, 1980.

APPROVED:

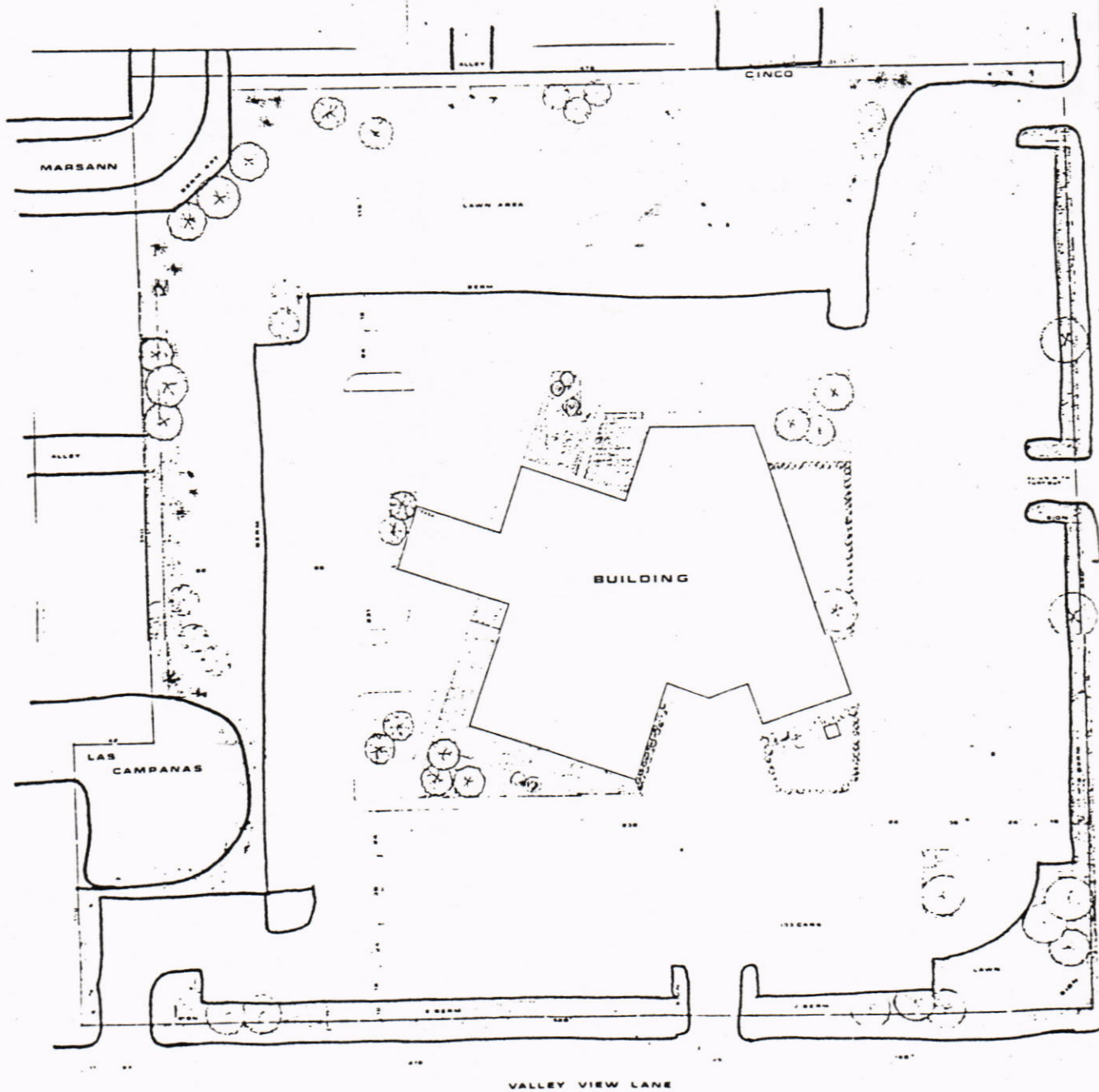
  
\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

ATTEST:

  
\_\_\_\_\_  
City Secretary



301 PKg

SITE PLAN

NA



STONE CAP  
UNDER W/3 BOV BEAM  
MEMBERS PLACING

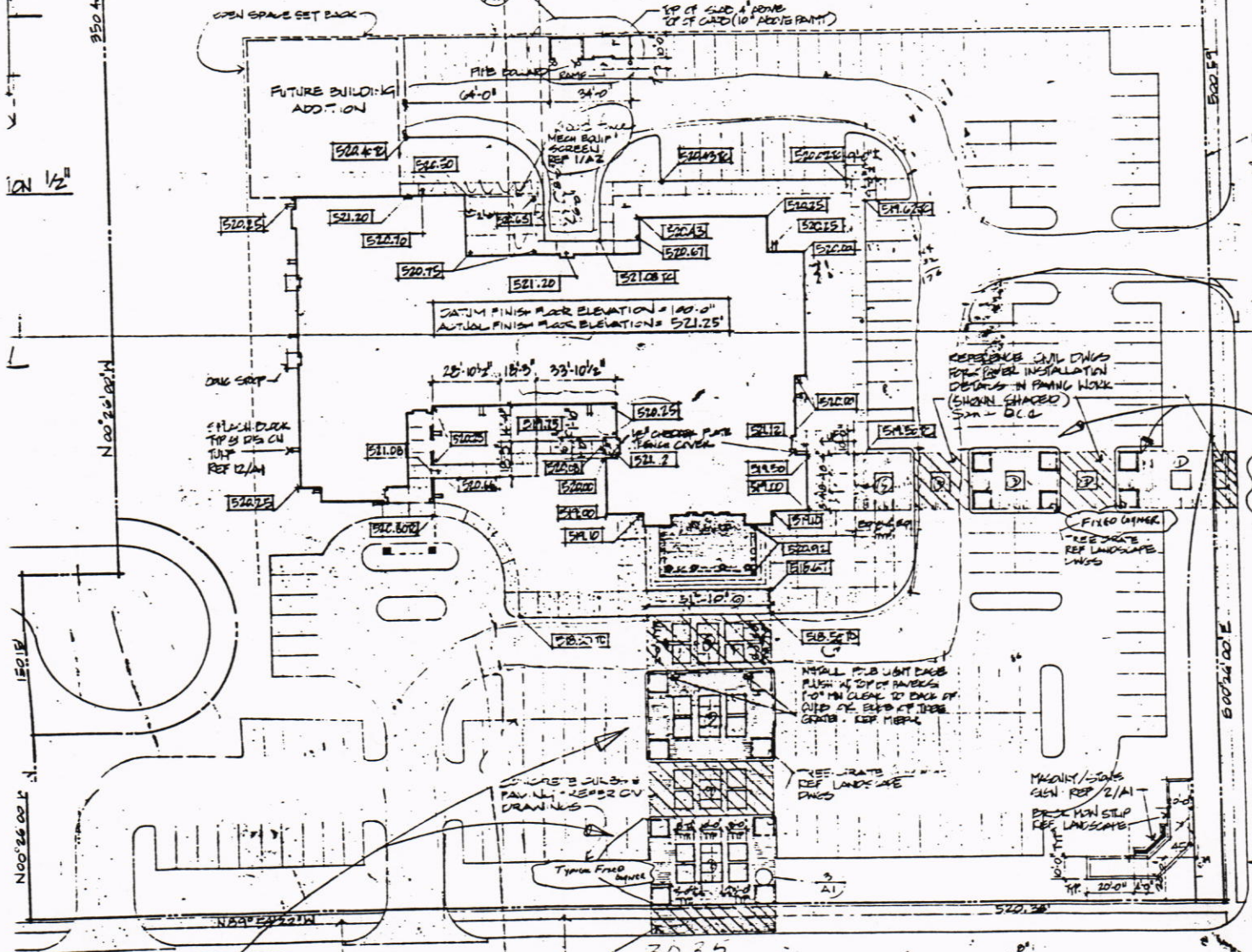
BOV BEAM W/ 2" ACOT (= REF)

8" CHU W/ VERT #E BANG  
3 45° O.C. IN FULLY GRADED  
CELLS W/ FACE BRICK EAD PGS

TUVS W/RE BANG = 16" O.C.  
THU FACE BRICK

UTILITY  
EASEMENT  
REF CIVIL DNGS

FACE OF FOUNDATION  
& BACK OF CURB  
TOP OF CURB & FENCE  
TOP OF CURB (10" ABOVE PAINT)



Enlarge Tree Wells From  
5'x5' To 10'x10' These Areas  
Hold 12" From B.O.C. (Fire Curbs  
Does Not Count). Delete Openings  
Lip (1/4" or Use Tree Grates).

10/4/07 HJ/pt

REFERENCE CIVIL DNGS  
FOR JOE WALKS & FENCE  
IN PARKING

3035 VALLEY VIEW AVE



SITE PLAN

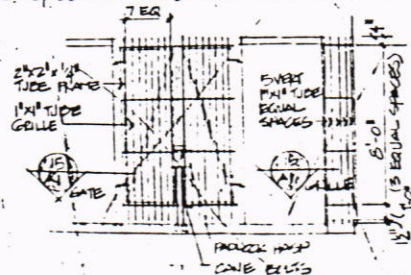


BRICK DETAIL  
REF CIVIL & LANDSCAPE  
DNGS FOR ADDITIONAL  
PAVER DETAILS

PANT CHU  
TOOL CONCARE  
UNIT

LEGAL DESCRIPTION: ROBERT J WEST, ABSTRACT NO. 576 IN THE CITY OF FARMERS BRANCH, COLLAS COUNTY, TEXAS  
RECORDED IN VOLUME 19.52, P. 3800 OF THE DEEDS RECORDED OF DALLAS COUNTY, TEXAS

BUILDING DATA	
300 SEAT AND TOR JM OCCUPANCY	
167 PARKING SPACES REQUIRED	
188 PARKING SPACES PROVIDED	
OCCUPANCY GROUP A2	
TYPE CONSTRUCTION II-1 HOUR	
TOTAL GROUND FLOOR AREA:	29,527 SF
TOTAL SECOND FLOOR AREA:	8,835 SF
TOTAL GROSS FLOOR AREA:	38,362 SF



30# FELT  
ISOLATION UNIT  
TYPICAL

MECH



MINUTES OF A REGULAR MEETING  
PLANNING AND ZONING COMMISSION

FARMERS BRANCH, TEXAS

JUNE 9, 1980

7:30

COUNCIL CHAMBERS

POLICE BUILDING

Members of the Planning and Zoning Commission present:

Vice-Chairman

Joe Byrd  
Doug McNeill  
John Herndon  
Carol Dingman  
Gary Carley

Members of the Planning and Zoning Commission absent:

Chairman

J. C. Foster  
Joe Koegler

Members of the City Administration present:

Building Official  
Building Inspector

Tom Scales  
Larry Hurtt

Vice-Chairman Byrd called the meeting to order at 7:30 P.M.

CONSIDER REQUEST TO DECLARE AN EMERGENCY AND PLACE AN ITEM ON THE AGENDA.

Mr. Byrd stated that the Planning and Zoning Commission had been requested by the City Administration to consider declaring an emergency and place an item titled "Public Hearings: To Consider Amending the Zoning Ordinance by Amending the Zoning District Classification from LI to PD-LI on property on the northwest corner of Spring Valley Road and Inwood Road on the Planning and Zoning Commission agenda.

Mr. Scales stated that the reason for the request was that there had been recent plans for development for the subject property; however, the developers have not been able to purchase the property or develop a plan that provides for consistent development throughout the area. The area consists of small lots with multiple ownership which at one time was a residential area. It is requested that the Planning and Zoning Commission call public hearings to consider rezoning the property to planned development zoning district to allow for additional controls to provide for uniform development throughout the property. It is recommended



that the area under consideration include not only the properties adjacent to Darrell Road and Arborview but also the large undeveloped tract immediately to the west.

Following a brief discussion, Mr. McNeill made a motion that the item be placed on the agenda as agenda item 10a. Mrs. Dingman seconded the motion with all members voting "aye". The motion carried. The emergency agenda item was placed on the agenda as item number 10a.

APPROVAL OF THE MINUTES OF THE MAY 27, 1980 MEETING.

Mrs. Dingman made a motion that the minutes be approved as written. Mr. Herndon seconded the motion with all members voting "aye". The motion carried. The minutes were approved as written.

CONSIDER REQUEST FOR FINAL PLAT APPROVAL OF THE MOBIL OIL COMPANY PROPERTY LOCATED AT THE NORTHWEST CORNER OF ALPHA ROAD AND MIDWAY ROAD.

Mr. Scales stated that the Mobil Oil Company tract of land is located at the northwest corner of the intersection of Alpha Road and Midway Road. The property is in a light industrial zoning district. The property is being platted in order to create a building site for Mobil Oil Research and Development Corp. The plat complies with City's requirements for final plat approval and it is recommended that it be approved.

The Commission entered into a discussion concerning development of the property. The Commission discussed the future building that would be constructed on the property. Following the discussion, Mr. Herndon made a motion to recommend to the City Council that the final plat of the Mobil Research and Development Corp. subdivision be approved. Mrs. Dingman seconded the motion with all members voting "aye". The motion carried. The Commission recommends the final plat be approved.

PUBLIC HEARING: CONSIDER REQUEST FOR A SPECIFIC USE PERMIT FOR A CHURCH IN A R-4 ZONING DISTRICT. PROPERTY LOCATED AT THE NORTHWEST CORNER OF VALLEY VIEW LANE AND WEBB CHAPEL.

Mr. Scales stated that Section 8-102 of the City Zoning Ordinance requires a specific use permit to operate a church or rectory use in an R-4 zoning district. Farmers Branch Church of Christ has purchased a 5.62 acre tract of land at the northwest corner of Valley View Lane and Webb Chapel. The church would like to construct a building on the property, and move their congregation which is now meeting at 2570 Valley View Lane to the new site.

Mr. Scales stated that the church has prepared a site plan showing proposed improvements for the Commission's review. Mr. Scales stated that the church has revised the site plan originally submitted to incorporate comments of the City Administration. Mr. Scales stated the following comments about the site plan.



1. The driveways along Valley View Lane be closed and the site plan indicate access to the site from Las Campanas Street extension.
2. Sidewalk along street curbs should be six feet wide with landscaping from the sidewalk to the paved parking lot areas.
3. The site plan should indicate the proposed use of the property along the north property line of the site.
4. A six foot high masonry screening wall should be indicated on the site plan along the west and north property lines.
5. The sign location indicated on the revised site plan should be moved further into the property.
6. The City's Zoning Ordinance requires the 30 foot front yard set back along both streets to be kept free and clear of the paved parking areas. The revised site plan indicates parking areas within the front yard set back.
7. The alley between Las Campanas and Marsann to be extended to Marsann.
8. A detailed landscape plan be required and approved before building permits are issued.

Mr. Scales stated that the site plan indicates the extension of Las Campanas to Valley View Lane, extension of Cinco to Webb Chapel Lane, and the connection of Marsann.

Mr. Ken Pope was present representing the Farmers Branch Church of Christ. Mr. Pope gave a history of the church in Farmers Branch. Mr. Pope stated that the church has 350 members today. The membership is comprised mostly of Farmers Branch residents. Mr. Pope reviewed the site plan with the Planning and Zoning Commission and stated that the church was requesting paved parking to be allowed within the front yard setback along both Webb Chapel and Valley View Lane. Mr. Pope proposed an alternate screening system along west and north property lines. Mr. Pope stated that the church has indicated the extension of the streets through their property on the site plan; however, it was not the desire of the church to extend the streets, and the church could be served adequately without extension of the streets through the property. Mr. Pope stated that the church does not normally hold services during peak traffic hours of the day.

Vice-Chairman Byrd asked for comments from the audience. The following spoke:

John Conniff, 2991 Las Campanas. Mr. Conniff stated that he lived at that address for several years. Construction of the church would place 300 more cars at one of the busiest intersections in the street. When he purchased his home over there, the



property was zoned residential and he was assured that it would be developed for residential purposes. He is at the end of an alley that at times cannot be used because it is blocked by vehicles. The church wants to use the property now but they don't want to open the streets up. Seven churches exist now within the immediate vicinity. He doesn't want his taxes to go up because that property is removed from the tax rolls. He wants the streets and alleys opened up and the vacant property opened up and the property used for single family homes. He requests the permit not be allowed under any circumstances due to the following reasons: (1) for the safety of the area, (2) because the people who have been there for a long time hoped to have more houses and neighbors, and (3) to hold down the noise.

John DiTucci, 2928 Las Campanas. Mr. DiTucci stated that he had been living at that address for 10 years. When he bought his home, he was shown a plat with the streets being drawn through the property and was assured that the property would be developed as single family homes. He also has a flooding problem at his home and has been told by the City Engineers that the problem cannot be alleviated until the property is developed in homes. He does not believe that several acres of black top pavement will help alleviate the drainage problem.

Robert A. Johnson, 2930 Harlee. Mr. Johnson asked how often the church met. Mr. Johnson stated that he felt that the church may camp as much as 300 cars several nights week into a quiet residential neighborhood. Mr. Johnson stated that he was also opposed to the property being developed by a tax exempt organization.

Ken Pope. Mr. Pope stated that under maximum conditions he felt that the church would produce only 200 to 225 cars. Small groups do meet at the church during the weekdays. The small groups would generate no more than 30 to 40 cars. The building is not designed for expansion. Once the church reaches capacity, they will not expand the building, but will look for another site at some other location, perhaps in North Carrollton or Richardson or some other city. The church has been looking for a site for the past five years. The church would like to stay in Farmers Branch, but there is a scarcity of property within the city. The church is the owner of the property.

Darrell Fleming, architect for the church. Mr. Fleming stated that his professional recommendation was that traffic from the church be emptied onto streets that are now serving as collectors. All water within the site should be collected and placed into an onsite storm sewer system and then carried to the city storm sewer system. If the property were to be developed for residential uses, if his sketches are correct, the purchase price and the development costs would place the price of individual residential lots at \$60,000 to \$65,000 each.

Roland Hayes, 14506 Sunrose Lane. Mr. Hayes stated that he has been a resident for 6 years. He is in favor of churches



paying taxes on property. He said state law, however, excludes churches from paying taxes and that all citizens enjoy the tax exempt status through their home churches. The property in question should not be penalized because of a tax free status. The peak traffic times for church services are on Sunday mornings and when there is very little traffic on city streets.

Mrs. Marlene B. Smith, 3105 Valley View. Mrs. Smith stated that she had lived at the northeast corner of Valley View and Webb Chapel for 20 years. She has seen everything built that is there now. They do not think that a church would harm the traffic situation. They knew when they purchased the property that the area would change.

Maxine Yarborough, 2953 Marsann. Mrs. Yarborough stated that she would not object to the church. Traffic may be a problem; however, if the property was developed in residential uses, there may be much more traffic problems than there would be with a church. She does not object to the request.

Ben Collard, 2930 Marsann. Mr. Collard did not object to the church being constructed on the property. He did object to traffic being allowed on Las Campanas, Cinco, and Marsann. Mr. Collard suggested that all traffic be channeled directly to Valley View Lane. Mr. Collard stated that he enjoyed the dead end streets which allowed his children to play without fear of traffic.

Ed Hayward, 2967 Las Campanas. Mr. Hayward stated that he was not particularly opposed to the church. There were several small children who lived along the streets, and he did not wish the streets to be extended because someone would get hurt.

Diane Holmes, 13230 Glenside. Mrs. Holmes stated that Glenside is one of the major thoroughfares from Webb Chapel Road and Glenside has more traffic than other streets because it is a through street. Through streets attract more traffic, particularly teenagers who like to drive fast. Mrs. Holmes stated that she is also a realtor and has seen the impact on residential areas when they are sandwiched between churches, schools, or shopping centers. Of concern to people who are buying houses which cause the homes to lose some of their appeal are aesthetic problems due to masonry walls being erected around the properties and lack of maintenance of church property. Maintained easements and property around churches tend to collect trash, bottles, and attract undesirables and teenagers. She feels the property should remain strictly single family residences as planned.

Tom Shotwell, 13243 Glenside. Mr. Shotwell stated that he had purchased his home in 1970 and has lived there ever since. Mr. Shotwell requested the property remain for single family homes as originally intended. Mr. Shotwell cited examples of automobiles driving to the front yards of homes, heavy traffic flows in the area and asked about overflow parking for church on residential streets, and bus parking. Mr. Shotwell asked the Commission to keep the property for single family homes, no churches.



Jeanne Coker, 2962 Las Campanas. She is not opposed to the church being constructed, but does not want traffic directed onto Las Campanas, Cinco, and Marsann, and would like to have all traffic diverted directly to Webb Chapel and Valley View.

John Holmes, 13230 Glenside. Mr. Holmes stated that he was concerned that there were 13 to 15 points of contention between the church and the city over the site plan. No remarks had been addressed to lighting of the church parking lot. What effect will the church parking lot lighting have on the adjacent homes. There will be a need for additional police protection in the area because of the increased access.

Arthur Beach, 13317 Cinco. Mr. Beach presented a petition to the Commission, with 12 signatures, stating that the signees are opposed to the extension of Cinco or the alley serving the streets of Cinco and Marsann. Mr. Beach stated that he did not oppose or object to the church as such. He did object to the extension of the alley at Cinco. The residents along Cinco planned to ask the city for garbage pickup at the street rather than the alley because of the danger of garbage trucks having to back down the alley after having to pick up the garbage.

Robert Langer, 2970 Marsann. He discussed the location of refuse container on the property. Churches cause trash, parking problems in front of residences, and noise from children playing in green belt areas. He was not opposed to the church, but concerned about location of improvements on the property.

John Allen, 3048 Valley View. They will need a lot of planning to handle traffic increases from the church. The streets are loaded now and can't handle more traffic. Will the church have a nursery?

Keith Perry, 13311 Cinco. Mr. Perry stated that he had a small child. The reason he purchased the home was because of the dead end street. Some children who live along Cinco are deaf and cannot hear a car or truck coming. He did not want the alley or street opened up.

Darrell Lewis, 2976 Marsann. Mr. Lewis stated that he was one of those signing the petition, not necessarily opposing the location of the church, but opposing the opening up of the streets, but after listening to the testimony concerning construction of the church, he now wonders if the church is necessary. Do they need the church at that location that badly? If the church were over-crowded would they still continue to have two services on Sunday morning as they previously did rather than the one service on Sunday morning that they are having now? The church will diminish the value of other residential property. He does not want to walk outside of his home and look out of his window and see a six foot masonry fence. The church has not proved to his satisfaction that it needs a new church building. He is opposed to the valuable residential property going off the tax rolls. The church could relocate to north Carrollton where



There is a large population increase. There are plenty of churches of Christ in the area to handle the growth. Farmers Branch is declining in population. Since the city is not growing, he is opposed to the property being taken off the tax rolls and used for a church site.

Alice Sealy, 2940 Las Campanas. Ms. Sealy stated that she lives right at the corner of Las Campanas and with as little traffic as they have now it is not a safe corner. Cars take the corner too fast and drive into yards. It is a nice quiet neighborhood now. If the streets were opened there would be an increase of traffic. Ms. Sealy stated that she would like to have children sometime in the future and she would fear for their safety if the street was opened. Any increase on the street will make the situation worse.

Alvin Thomas, 2668 Leta Mae. Mr. Thomas stated that the City of Farmers Branch may not be growing, but that the Farmers Branch Church of Christ is definitely growing. It appears that half the people present are for the church and one half present are against the church. Approximately 60 to 70 percent of the church membership uses the intersection now at Valley View and Webb Chapel Lane. Most members live in that direction. The church has been in Farmers Branch for 70 years and they have a membership of 350 now. He hopes it does not take another 70 years to reach a membership of 600. At the time the church reaches a membership of 600, he feels that there will be a congregation located in another city.

Mrs. Weaver, 2934 Las Campanas. Mrs. Weaver stated that she was not against churches. To state that a church will not grow when you build a new building is asinine, that's the purpose of building a new church. She is not opposed to churches. If the parking lot is paved, what's going to prevent the properties from flooding out on Las Campanas? On three occasions she has seen water to the door step of Mr. DiTucci's house. The city has installed a drainage easement but if the church parking lot is constructed there will still be flooding. If the city increases the size of the easement, it will have to tear up the lawns of three homes.

Odell Farr, minister for the Farmers Branch Church of Christ. Mr. Farr stated that the Farmers Branch Church of Christ membership consists basically of Farmers Branch and Carrollton residents. As Mr. Thomas has stated, most of the residents live in the immediate area and use the intersection of Valley View and Webb Chapel at the present time. The church does not have a 24 hour operation. There are basically three worship services during the week, two on Sunday and one on Wednesday night. There are small training sessions during several nights of the week, but no more than 20 to 30 cars at each session. There are no plans for a nursery now, and the church has never operated a nursery in its history. The church does not own a bus, and there are no plans for buses. The church would like the property to have streets well lighted in order to prohibit vandalism. The church maintains



their property now and would continue to do so in the future. A church appreciates the comments of the neighbors and residents of the area and wants to be a good neighbor to each of them. The church has no objection to the streets being closed if the neighbors and the city would like the streets left closed. The church would not object to closing them. The church had requested and sought input from neighbors; however, since there was very little input from the neighbors, the church designed their site plan to satisfy the comments from the city.

John Watkins, 3306 Arawak. Mr. Watkins stated that he is a member of the Farmers Branch Church of Christ. He is a father, a grandfather and is aware of the safety of children. He lives on a cul-de-sac and considers it a blessing. Mr. Watkins pointed out that it was not the desire of the church to extend the streets or open the streets to the church property. But to have the streets as dead-ends so as to be good neighbors to the residents there.

Derrell Fleming. Mr. Fleming, the architect for the church, suggested that a possible residential street development plan, if the property were developed for residential uses. Mr. Fleming indicated that the possible residential development plan would increase traffic accessibility to the area. Mr. Fleming stated that he agreed that churches should pay taxes as well as everyone else. Mr. Fleming stated that the church solicited input from the neighborhood and that he himself personally contacted neighbors and he and the church appreciated their input.

Jim Smith, 1324 Cinco. Mr. Smith asked Mr. Scales why the city wanted the streets completed. Mr. Scales stated that the City Staff felt that it was poor planning to have dead end streets within the city, increased access was needed for emergency vehicles, and for convenience for the citizens. Mr. Smith stated that there were several small children that played in the area and that the church has stated that they are opposed to extending the streets and that he is opposed to extending Cinco, also.

Mr. Scales stated that 46 notices were mailed to surrounding property owners. There were 3 written responses approving the request. There was no written responses opposing the request and no response from the remaining 43 property owners. Mr. Scales stated that one phone call was received supporting the request.

There entered into a discussion among the Commission members and the audience concerning mailed notices. The Commission explained that all property owners within 200 feet of the subject property are required by law to be notified of the request.

None else in the audience spoke. Mr. McNeill made a motion to close the public hearing. Mr. Herndon seconded the motion with all members voting "aye". The motion carried. The public hearing is closed.



one else in the audience spoke. Mr. McNeill made a motion to close the public hearing. Mr. Herndon seconded the motion with all members voting "aye". The motion carried. The public hearing is closed.

The Commission discussed extending the streets through the property, impact of increased traffic in the area, possibility of leaving the streets as dead ends, screening, drainage, landscaping, parking within the required front yard, establishing a green belt along residential areas, and the possibility of requesting additional site plans. The church representatives stated that there would be no bell in the tower. Following a lengthy discussion, Mr. Carley made a motion that consideration of request for specific use permit be continued until the June 11, 1980 meeting. Mr. McNeill seconded the motion with all members voting "aye". The motion carried. The Commission continued consideration of the item until the June 23, 1980 meeting.

Mrs. Dingman made a motion to recommend to the City Council that they conduct a traffic study to see how this church will impact the traffic in the area (Valley View and Webb Chapel) with the streets closed and with them open, and that the recommendation be placed on the City Council agenda. Mr. McNeill seconded the motion with all members voting "aye". The motion carried. The Commission recommends to the City Council that a traffic study be made to see how the impact of traffic from the church will affect the area of Valley View and Webb Chapel with the streets closed and with them open.

CONSIDER REQUEST FOR SITE PLAN APPROVAL FOR THE PROPERTY LOCATED AT THE SOUTH WEST CORNER OF JOSEY LANE AND VALLEY VIEW LANE.

Mr. Scales stated that a site plan has been submitted by John R. Thompson & Partners Inc. for the Farmers Branch Shopping Center which is located at the south west corner of Josey Lane and Valley View Lane in the PD-8 (LR-1) zoning district. The site plan indicates the removal of some existing signs along Valley View Lane, including the large Farmers Branch Shopping Center sign, the construction of a new shopping center identification sign at the south west corner of Valley View Lane and Josey Lane. The site plan indicates the construction of new store fronts within the shopping center, the resurfacing of the parking lot, construction of concrete pads for refuse dumpsters, and other improvements on the property.

Mr. Scales stated that he had discussed landscaping agreements with the Director of Parks and Recreation. It was his understanding that the owner of the Farmers Branch Shopping Center has entered into a landscaping agreement with the City of Farmers Branch, and a phased plan for landscaping will be carried out on the property.

Mr. John Cole was representing the John R. Thompson & Partners Co. Mr. Cole and the Commission entered into a discussion concerning the site plan and specific improvements on the plan. Mr. Cole reviewed the recommendations of the City Administration and stated that he felt that there would be no problem in complying with the recommendations.